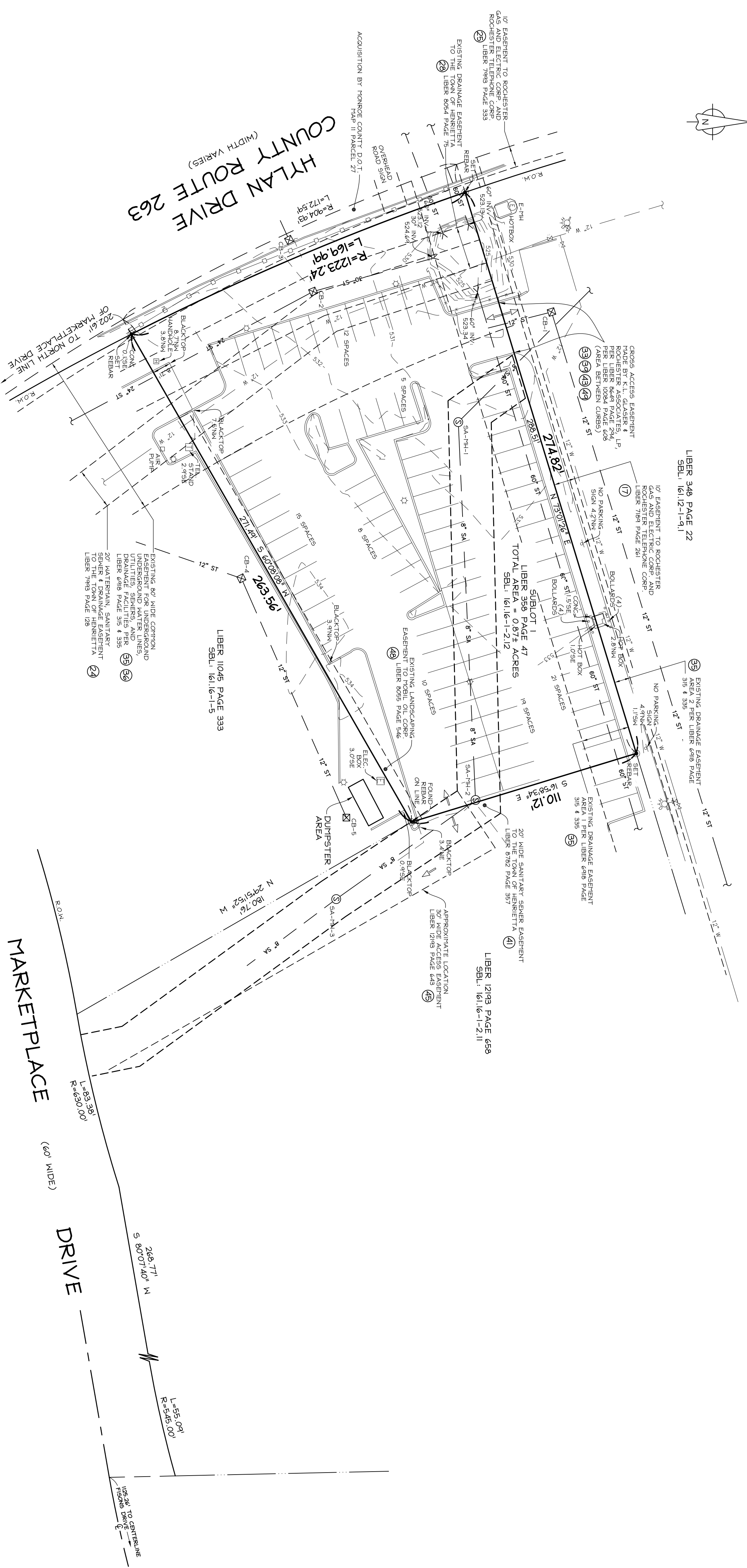


VICINITY MAP  
(NOT TO SCALE)



**SURVEYOR'S CERTIFICATION**

TO:  
 QUATTRO HENRIETTA, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AND ITS HORDAGEE, SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 10(A), 10, 14, 16, 17, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/12/2022.

DATE OF MAP: 01/20/2023

GREGORY J. KOESTER, PLS  
 NYS LIC. NO. 050643  
 NUSSEBAUMER & CLARKE, INC.  
 355 W. MARKETPLACE ROAD  
 BUFFALO, NY 14204  
 716-827-8000

**NOTES:**

- ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 83).
- HORIZONTAL DATUM REFERENCES THE NORTH AMERICAN DATUM 1983 (NAD 83) - NEW YORK STATE PLANE WEST ZONE.
- LOT IS CURRENTLY ZONED AS PLANNED COMMERCIAL DEVELOPMENT DISTRICT. NO ZONING REPORT RECEIVED AT TIME OF SURVEY.
- LOT HAS NO BUILDINGS AT TIME OF SURVEY.
- THERE ARE 90 PARKING SPACES ON LOT.

**FLOOD NOTE:**

FIRM MAP PANEL NO. 36055C-0934G  
 ZONE 'VI' (AREA OF MINIMAL FLOOD HAZARD)

TO: TOWN OF HENRIETTA  
 AUGUST 28, 2008  
 COMMUNITY NUMBER 360419  
 REFERENCE: F.I.R.H. (PSC.FEMA.GOV)

**UTILITY NOTE:**

UTILITY CONFLICTS: DESIGN CONFLICT, PLEASE SHARE DESIGN DRAWINGS WITH OUR ENGINEERING DEPT. UTILITY OWNER WILL ATTEMPT TO CONTACT YOU.

FIRSTLIGHT FIBER: HAS NOT RESPONDED.

FRONTIER TELEPHONE OF ROCHESTER: DESIGN CONFLICT, PLEASE SHARE DESIGN DRAWINGS WITH OUR ENGINEERING DEPT. UTILITY OWNER WILL ATTEMPT TO CONTACT YOU.

HORROR COUNTY WATER AUTHORITY: HAS NOT RESPONDED. DRAW HEREON.

HORROR COUNTY WATER AUTHORITY: HAS NOT RESPONDED. DRAW HEREON.

NYS DOT ROCHESTER REGION 4: CLEAR, NO FACILITIES WITHIN 15FT OF THE EXCAVATOR DEFINED WORK AREA.

ROCHESTER GAS AND ELECTRIC EAST ELECTRIC: NO LOCATE REQUIRED - EXCAVATION WORK IS BEING PERFORMED FOR THE FACILITY OWNER. LOCATE WILL BE PERFORMED BY THE EXCAVATOR PER CONTRACTUAL AGREEMENT.

TOWN OF HENRIETTA UTILITY DIVISION: DESIGN CONFLICT, PLEASE SHARE DESIGN DRAWINGS WITH OUR ENGINEERING DEPT. UTILITY OWNER WILL ATTEMPT TO CONTACT YOU. DRAWN HEREON.

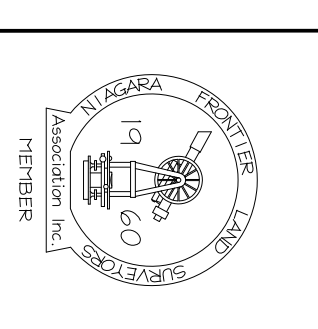
SOURCE: DIG SAFELY NY

**CATCH BASIN AND MANHOLE INVERT LIST**

CB-1	5A-TM-1
CB-2	5A-TM-2
CB-3	5A-TM-3
CB-4	5A-TM-4
CB-5	5A-TM-5
CB-6	5A-TM-6
CB-7	5A-TM-7
CB-8	5A-TM-8
CB-9	5A-TM-9
CB-10	5A-TM-10
CB-11	5A-TM-11
CB-12	5A-TM-12
CB-13	5A-TM-13
CB-14	5A-TM-14
CB-15	5A-TM-15
CB-16	5A-TM-16
CB-17	5A-TM-17
CB-18	5A-TM-18
CB-19	5A-TM-19
CB-20	5A-TM-20
CB-21	5A-TM-21
CB-22	5A-TM-22
CB-23	5A-TM-23
CB-24	5A-TM-24
CB-25	5A-TM-25
CB-26	5A-TM-26
CB-27	5A-TM-27
CB-28	5A-TM-28
CB-29	5A-TM-29
CB-30	5A-TM-30
CB-31	5A-TM-31
CB-32	5A-TM-32
CB-33	5A-TM-33
CB-34	5A-TM-34
CB-35	5A-TM-35
CB-36	5A-TM-36
CB-37	5A-TM-37
CB-38	5A-TM-38
CB-39	5A-TM-39
CB-40	5A-TM-40
CB-41	5A-TM-41
CB-42	5A-TM-42
CB-43	5A-TM-43
CB-44	5A-TM-44
CB-45	5A-TM-45
CB-46	5A-TM-46
CB-47	5A-TM-47
CB-48	5A-TM-48
CB-49	5A-TM-49
CB-50	5A-TM-50
CB-51	5A-TM-51
CB-52	5A-TM-52
CB-53	5A-TM-53
CB-54	5A-TM-54
CB-55	5A-TM-55
CB-56	5A-TM-56
CB-57	5A-TM-57
CB-58	5A-TM-58
CB-59	5A-TM-59
CB-60	5A-TM-60
CB-61	5A-TM-61
CB-62	5A-TM-62
CB-63	5A-TM-63
CB-64	5A-TM-64
CB-65	5A-TM-65
CB-66	5A-TM-66
CB-67	5A-TM-67
CB-68	5A-TM-68
CB-69	5A-TM-69
CB-70	5A-TM-70
CB-71	5A-TM-71
CB-72	5A-TM-72
CB-73	5A-TM-73
CB-74	5A-TM-74
CB-75	5A-TM-75
CB-76	5A-TM-76
CB-77	5A-TM-77
CB-78	5A-TM-78
CB-79	5A-TM-79
CB-80	5A-TM-80
CB-81	5A-TM-81
CB-82	5A-TM-82
CB-83	5A-TM-83
CB-84	5A-TM-84
CB-85	5A-TM-85
CB-86	5A-TM-86
CB-87	5A-TM-87
CB-88	5A-TM-88
CB-89	5A-TM-89
CB-90	5A-TM-90
CB-91	5A-TM-91
CB-92	5A-TM-92
CB-93	5A-TM-93
CB-94	5A-TM-94
CB-95	5A-TM-95
CB-96	5A-TM-96
CB-97	5A-TM-97
CB-98	5A-TM-98
CB-99	5A-TM-99
CB-100	5A-TM-100

**LEGEND**

⊗	WATER VALVE	⊗	UNDERGROUND WATER
⊗	SANITARY MANHOLE	⊗	UNDERGROUND SANITARY SEWER
⊗	DRAINAGE INLET	⊗	UNDERGROUND STORM SEWER
⊗	CLEANOUT	⊗	
⊗	BOLLARD	⊗	
⊗	W	⊗	
⊗	SA	⊗	
⊗	ST	⊗	



**NUSSBAUMER & CLARKE, INC.**  
 ENGINEERS AND SURVEYORS

355 W. MARKETPLACE ROAD, SUITE 300, BUFFALO, NY 14203  
 P: (716) 827-8000 | F: (716) 827-8001 | WWW.NUSSBAUMERANDCLARKE.COM

**ALTA / NSPS LAND TITLE SURVEY**  
 840 Hylan Drive  
 Part of Lot 8 of Fourth Range of Lots, Township 12, Range 7  
 Phelps & Gorham Purchase  
 Town of Henrietta  
 County of Monroe, State of New York

Date of Survey: 12/12/2022 Rev: 1/20/2023 Scale: 1" = 30' Sheet 1 of 2 Project No.: 2212-1909

STEWART TITLE INSURANCE COMPANY  
TITLE NUMBER: 5126081-S-NY-CP-FHK  
EFFECTIVE DATE: AUGUST 9, 2022  
SOURCE DEED: LIBER 11777 OF DEEDS AT PAGE 49  
SCHEDULE A - DESCRIPTION

STEWART TITLE INSURANCE COMPANY  
TITLE NUMBER: 5126081-S-NY-CP-FHK  
EFFECTIVE DATE: AUGUST 9, 2022  
SOURCE DEED: LIBER 11777 OF DEEDS AT PAGE 49  
SCHEDULE B - EXCEPTIONS

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN PART OF TOWN LOT 8, RANGE 4, TOWNSHIP 12, RANGE 7, TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN TOWN LOT 8 OF THE 4TH RANGE OF LOTS, TOWNSHIP 12, 7TH RANGE, COUNTY OF MONROE, STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ABOVE-DESCRIBED LOT R-101B IS ALSO DESCRIBED AS FOLLOWS:  
ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN TOWN LOT 8 OF THE 4TH RANGE OF LOTS, TOWNSHIP 12, 7TH RANGE, COUNTY OF MONROE, STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMPENCING AT A POINT IN THE CENTERLINE OF MARKETPLACE DRIVE, SAID POINT BEING LOCATED 125.26 FEET FROM THE CENTERLINE INTERSECTION OF TROUS DRIVE;

THENCE NORTH 01 DEGREE 15 MINUTES 24 SECONDS WEST, A DISTANCE OF 30.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MARKETPLACE DRIVE, SAID POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE WESTERLY, ON A CURVE TO THE RIGHT, ALONG THE NORTH RIGHT-OF-WAY LINE OF MARKETPLACE DRIVE, HAVING A RADIUS OF 545.00 FEET, AN ARC LENGTH OF 55.04 FEET AND A DELTA ANGLE OF 06 DEGREES 47 MINUTES 29 SECONDS TO A POINT;

THENCE SOUTH 90 DEGREES 07 MINUTES 40 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF MARKETPLACE DRIVE, A DISTANCE OF 288.77 FEET TO A POINT;

THENCE WESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, AN ARC LENGTH OF 83.38 FEET AND A DELTA ANGLE OF 07 DEGREES 34 MINUTES 59 SECONDS TO FOUND REBAR;

THENCE NORTH 29 DEGREES 51 MINUTES 52 SECONDS WEST, A DISTANCE OF 180.76 FEET TO A REBAR FOUND;

THENCE SOUTH 60 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 271.49 FEET TO A FLAG NAIL SET ON THE EASTERLY RIGHT-OF-WAY LINE OF HTLAN DRIVE;

THENCE NORTHERLY ON A CURVE TO THE RIGHT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HTLAN DRIVE, HAVING A RADIUS OF 904.93 FEET, AN ARC LENGTH OF 172.54 FEET AND A DELTA ANGLE OF 10 DEGREES 55 MINUTES 40 SECONDS TO A FLAG NAIL SET;

THENCE NORTH 73 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 689.33 FEET TO REBAR FOUND;

THENCE SOUTH 01 DEGREE 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 49.53 FEET TO A MAP NAIL SET;

THENCE NORTH 89 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 160.50 FEET TO A RAILROAD SPIKE FOUND;

THENCE SOUTH 01 DEGREE 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 202.47 FEET TO THE POINT AND PLACE OF BEGINNING, EXCEPTING THEREFROM ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WHICH WAS CONVERTED BY MEE MILLIE WINKLE, LLC, TO SIG 1875 MARKETPLACE LLC, BY DEED DATED AS OF 5/7/2019 AND RECORDED 6/10/2019 IN LIBER 12183, PAGE 658, BOUNDED AND DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN PART OF LOT 8 OF THE FOURTH RANGE OF LOTS, TOWNSHIP 12, RANGE 7, PHELPS & GORHAM PURCHASE, TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED, "1875 MARKETPLACE DRIVE SUBDIVISION PLAN", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 938 V5100 DATED JANUARY 17, 2019, TO BE FILED IN THE MONROE COUNTY CLERK'S OFFICE AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY REAL TRUCKEYER, LLC HAVING TAX ACCOUNT #1612-01-041 AND THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY MEE MILLIE WINKLE, LLC HAVING TAX ACCOUNT #1612-01-041 (100 R.O.M.), THENCE

A. NORTH 73 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 288.51 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE

1. NORTH 73 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 370.82 FEET TO A POINT; THENCE

2. SOUTH 01 DEGREE 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 49.53 FEET TO A POINT; THENCE

3. NORTH 88 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 160.50 FEET TO A POINT; THENCE

4. SOUTH 01 DEGREE 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 202.47 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARKETPLACE DRIVE; THENCE

5. WESTERLY AND ALONG SAID NORTHERLY BOUNDS OF MARKETPLACE DRIVE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 05 DEGREES 47 MINUTES 29 SECONDS, A RADIUS OF 545.00 FEET, AND AN ARC LENGTH OF 55.04 FEET, SAID CURVE ALSO HAVING A CHORD OF SOUTH 77 DEGREES 13 MINUTES 56 SECONDS WEST, 95.06 FEET TO A POINT; THENCE

6. SOUTH 88 DEGREES 07 MINUTES 40 SECONDS WEST, AND ALONG SAID NORTHERLY BOUNDS OF MARKETPLACE DRIVE, A DISTANCE OF 288.77 FEET TO A POINT; THENCE

7. WESTERLY AND ALONG SAID NORTHERLY BOUNDS OF MARKETPLACE DRIVE ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 07 DEGREES 34 MINUTES 59 SECONDS, A RADIUS OF 830.00 FEET AND AN ARC LENGTH OF 83.38 FEET, SAID CURVE ALSO HAVING A CHORD OF SOUTH 76 DEGREES 20 MINUTES 11 SECONDS WEST, 83.32 FEET TO A POINT; THENCE

8. NORTH 29 DEGREES 51 MINUTES 52 SECONDS WEST, A DISTANCE OF 180.76 FEET TO A POINT; THENCE

9. NORTH 16 DEGREES 58 MINUTES 34 SECONDS WEST, A DISTANCE OF 110.72 FEET TO THE POINT AND PLACE OF BEGINNING.

51 UTILITY EASEMENT RECORDED IN LIBER 4160, PAGE 14, DOES NOT AFFECT.

52 EASEMENT AGREEMENT RECORDED IN LIBER 5275, PAGE 28, DOES NOT AFFECT.

53 EASEMENT RECORDED IN LIBER 5561, PAGE 94, DOES NOT AFFECT.

54 NOTICE OF APPROPRIATION RECORDED IN BOOK 5585, PAGE 244, DOES NOT AFFECT.

55 EASEMENT RECORDED IN LIBER 5622, PAGE 193, DOES NOT AFFECT.

56 UTILITY EASEMENT RECORDED IN LIBER 5645, PAGE 236, DOES NOT AFFECT.

57 AGREEMENT RECORDED IN LIBER 5689, PAGE 150, DOES NOT AFFECT.

58 AGREEMENT RECORDED IN LIBER 5980, PAGE 155, DOES NOT AFFECT.

59 EASEMENT RECORDED IN LIBER 5986, PAGE 78, DOES NOT AFFECT.

60 EASEMENT RECORDED IN LIBER 5986, PAGE 73, DOES NOT AFFECT.

61 EASEMENT RECORDED IN LIBER 6349, PAGE 291, DOES NOT AFFECT.

62 SANITARY SEWER AND WATERMAIN EASEMENT RECORDED IN BOOK 6954, PAGE 177, DOES NOT AFFECT.

63 UTILITY EASEMENT RECORDED IN LIBER 7189, PAGE 261, AFFECTS, PLOTTED ON MAP.

64 WATERMAIN EASEMENT RECORDED IN BOOK 7667, PAGE 155, DOES NOT AFFECT.

65 WATERMAIN EASEMENT RECORDED IN BOOK 7667, PAGE 328, UNABLE TO PLOT.

66 SANITARY SEWER EASEMENT RECORDED IN BOOK 7667, PAGE 340, DOES NOT AFFECT.

67 SANITARY SEWER EASEMENT RECORDED IN BOOK 7668, PAGE 21, DOES NOT AFFECT.

68 WATERMAIN, SANITARY SEWER AND DRAINAGE EASEMENT RECORDED IN BOOK 7993, PAGE 117, DOES NOT AFFECT.

69 WATERMAIN, SANITARY SEWER AND DRAINAGE EASEMENT RECORDED IN BOOK 7993, PAGE 128, AFFECTS, PLOTTED ON MAP.

70 EASEMENT AGREEMENT RECORDED IN BOOK 7993, PAGE 333, AFFECTS, PLOTTED ON MAP.

71 WATERMAIN EASEMENT RECORDED IN BOOK 8054, PAGE 63, DOES NOT AFFECT.

72 SANITARY SEWER EASEMENT RECORDED IN BOOK 8054, PAGE 70, DOES NOT AFFECT.

73 DRAINAGE EASEMENT RECORDED IN BOOK 8054, PAGE 75, AFFECTS, PLOTTED ON MAP.

74 WATERMAIN EASEMENT RECORDED IN BOOK 8074, PAGE 204, DOES NOT AFFECT.

75 SANITARY SEWER EASEMENT RECORDED IN BOOK 8244, PAGE 303, DOES NOT AFFECT.

3355 LANS STONE ROAD, SUITE 510, BUFFALO, NY 14219  
P: (716) 835-3300, F: (716) 835-0293, WWW.NUSSBAUMERANDCLARK.COM

**NUSSBAUMER & CLARK, INC.**  
ENGINEERS AND SURVEYORS

**ALTA / NSPS LAND TITLE SURVEY**

840 Hyilan Drive  
Part of Lot 8 of Fourth Range of Lots, Township 12, Range 7  
Phelps & Gorham Purchase  
Town of Henrietta  
County of Monroe, State of New York

Date of Survey: 12/12/2022 Rev.: 12/01/2023 Scale: 1" = 30' Sheet 2 of 2 Project No.: 2212-1809

Unpublished platting or addition to any survey, whether slightly, modification, alteration or repair is a violation of section 1709, subdivision 2 of the New York State Executive Law.

